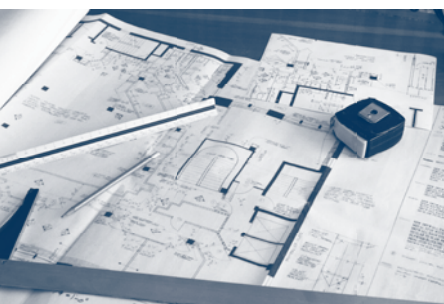




insurance matters

Alterations and additions to existing buildings

If you are a property owner or building contractor, be aware when you are party to alterations and additions to existing buildings.



The NZ Institute of Architects standard contract conditions state that where the work comprises additions or alterations to an existing building, the owner of the building insures the Contract Works. Insurers usually do this by insuring the existing structures and new work under a Contract Works policy. The advantage of this

is that the total building is insured with the same Insurer and for the same conditions as provided by the Works policy.

However, we have experienced a couple of incidents where clients were doing alterations to their own dwellings. While the client's business was insured with ODL Group, the house and contents were with AMI. In both cases our ODL broker asked our clients if they had informed AMI of the work. After hurried telephone calls, the clients found the AMI policy ceased when the work started and they were not insured, and they would need to take out a special Builders Risk policy for the period of the alterations. ODL came to the rescue with the correct cover at a reasonable cost.

There are a few points to take from this:

- If you have all your insurance business with ODL then you only need to tell us. We will advise what is required and you can decide.
- Always keep us informed of any changes in your properties and business.
- The cheapest is not always the best. We will try to find prudent cost-effective options.

Another incident involved a fit-out of a commercial building. Some doors were damaged during the course of the contract. The Main Contractor replaced the doors on advice from the Principal who said he would claim on his Insurer and reimburse the Contractor. The Principal had not arranged the correct insurance and the contractor remains out of pocket, the point being:

- Always send copies of 'insurance clauses' from contract documents to your ODL Group broker for advice.
- Avoid verbal contracts for insurance. Get it in writing.

Here at ODL Group we hate surprises so keep us informed so we can protect you.

Seasonal reminders

If you're heading to bach, the beach, the mountains or the hiking trails these holidays, remember to:

- Cancel the newspaper and arrange to have your mail collected
- Keep the blinds and curtains open and connect a timer switch to an inside light

- Let someone know where you're going, how long you will be away and your leave your contact details as well

- If you're going overseas, travel insurance is a 'must', so give us a call.

And remember the family pets. Arrangements for the care of your pets will need to be made before you head away.

But above all, relax, have fun, drive safely and remember those New Year resolutions!

Holiday office hours

Our office will close for the Christmas period at midday on Thursday 24 December, and reopen again on Tuesday 5 January 2010.

Our urgent claims service will continue throughout the holiday period – please call (03) 348-9802 if you need our help.

Christmas Message

As we say good-bye to 2009, we would like to say a big 'thank-you' to all our clients for your support during the year.

From all of us at the ODL Group, have a great Christmas and a safe and happy New Year. We look forward to being of service to you again in 2010



Website updated

We are currently redeveloping our website, completion of which is expected by mid January. Please go in and have a look around. We have endeavoured to make our updated website as user-friendly as possible, and would welcome any comments you may have or further enhancements you'd like to see.

www.odlgroup.co.nz

Hot Tip

Business Overheads

If you own, or are a partner in a small business, there is a policy to cover continuing business expenses should a disability prevent you from working. The term of payment is either one or two years. Call Richard or Ross to discuss further.



The history of Father Christmas

odl group

Father Christmas was originally part of an old English midwinter festival, normally dressed in green – a sign of the returning spring in the northern hemisphere. He was known as 'Sir Christmas', 'Old Father Christmas' or 'Old Winter'.



In this earliest form, Father Christmas was not the bringer of gifts for small children, nor did he come down the chimney. He simply wandered around from home to home, knocking on doors and feasting with families before moving on to the next house. In 'A Christmas Carol' by Charles Dickens, he is described as a large man with a red beard and fur-lined green robe.

Images of Father Christmas dressed in red started appearing on Christmas cards in the late Victorian times.

Father Christmas is called different names around the world. In Holland, Santa Claus is based on a real person,

St Nicholas. He was a very shy man who wanted to give money to poor people without them knowing about it. It is said that one day, he climbed the roof of a house and dropped a purse of money down the chimney. It landed in the stocking which a girl had put to dry by the fire. This may explain the belief that Father Christmas comes down the chimney and places gifts in children's stockings!

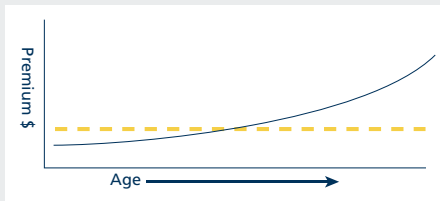
The American poet, Clement Clark Moore wrote 'A Visit from St Nicholas' for his children in 1822 –

He was dressed all in fur from his head to his foot
And his clothes were all tarnished with ashes and soot
A bundle of toys he had flung on his back
And he looked like a peddler just opening his sack
His eyes – how they twinkled, his dimples so merry
His cheeks were like roses, his nose like a cherry
His droll little mouth was drawn up like a bowl
And the beard on his chin was as white as the snow
The stump of a pipe he held tight in his teeth
And the smoke it encircled his head like a wreath
He had a broad face, and a little round belly
That shook when he laughed like a bowl full of jelly
He was chubby and plump, a right jolly old elf
And I laughed when I saw him, in spite of myself.

Level Cover – Level Premium *Let us level with you*

Level life cover/Level premium is an outstanding way to ensure you can afford to give your loved ones financial security, even when living on a tight budget (as can often be the case in later years). It provides certainty and a perfect solution for funeral expenses, an inheritance, or to enable a spouse can live out his or her remaining years in comfort.

The graph alongside is an example of insurance premiums as we age, with the solid line representing the growth in premium with aging – quite simply because the chances of a claim at that time rises sharply – while the dotted line is what your premiums could



look like. This is called 'level premium', the idea being that you simply pay a set amount each month regardless of age. As you get older and when premiums would normally rise quite steeply, with level cover/level premium, these stay exactly the same.

From the graph you will see premiums

naturally start out slightly higher but soon cross the line to become increasingly greater value for money.

Call Ross or Richard to see how this would apply to your circumstances and amount of life cover you may need.

Are you lonely?



*Don't like working on your own?
Hate making decisions?*

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FEEL important

FORM sub-committees

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MAKE meaningless recommendations

ALL on COMPANY TIME!

MEETINGS ...

the practical alternative to work

Important information about statutory liability

Most of our clients include Statutory Liability Insurance in their business insurance package. Commonly the cover is \$500,000, to include fines imposed by the Courts plus the legal costs, which can be considerable. The Health and Safety regulations allow defense costs only (fine excluded).

However, there is a trend towards awards including reparation on top of the fine. Reparations can be awarded for emotional

harm and other consequences. A recent reparation of \$450,000 was awarded.

Furthermore, the Resource Management Act is being amended so that breaches can incur a maximum fine of \$300,000 for an individual and \$600,000 for companies.

We are therefore reviewing all Statutory Liability policies on renewal and recommending a minimum cover of \$1,000,000.

Christchurch Office

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